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Map

Block

Lot

1 of 1
CARD

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

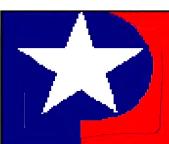
439,400 / 439,400

USE VALUE:

439,400 / 439,400

ASSESSED:

439,400 / 439,400


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
90		EVERETT ST, ARLINGTON

OWNERSHIP	Unit #:	1
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Owner 1: STARKEY JULIA &

Owner 2: MULLIGAN KELLY E

Owner 3:

Street 1: 90 EVERETT STREET UNIT 1

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: ROSTOCIL DAVID LEE JR -

Owner 2: DAVIS GAIL ANN -

Street 1: 90 EVERETT STREET UNIT 1

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Wood Shingle Exterior and 1025 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7508																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	439,400			439,400		240588
							GIS Ref
							GIS Ref
							Insp Date
							05/18/18

PREVIOUS ASSESSMENT								Parcel ID	Parcel ID			PAT ACCT.		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2022	102	FV	439,400	0	.	.	439,400		Year end	12/23/2021				
2021	102	FV	427,000	0	.	.	427,000		Year End Roll	12/10/2020				
2020	102	FV	420,800	0	.	.	420,800	420,800	Year End Roll	12/18/2019				
2019	102	FV	435,900	0	.	.	435,900	435,900	Year End Roll	1/3/2019				
2018	102	FV	386,300	0	.	.	386,300	386,300	Year End Roll	12/20/2017				
2017	102	FV	352,800	0	.	.	352,800	352,800	Year End Roll	1/3/2017				
2016	102	FV	352,800	0	.	.	352,800	352,800	Year End	1/4/2016				
2015	102	FV	326,600	0	.	.	326,600	326,600	Year End Roll	12/11/2014				

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROSTOCIL DAVID	66642-115		1/7/2016		441,000	No	No		
MOTT RENDA E,	56907-509		5/26/2011		332,500	No	No		
LEPRE CHRISTOPH	41411-403		11/12/2003		348,000	No	No		
PEAVEY JUSTIN S	37228-605		12/2/2002		315,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/18/2018									DGM			

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good			WORK IN PROGRESS - RECHK.															
Sty Ht: 2T - 2 & 3/4 Sty				A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																		
Frame: 1 - Wood				1/2 Bath:	Rating:																		
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																		
Sec Wall: %				OthrFix:	Rating:																		
Roof Struct: 2 - Hip				OTHER FEATURES																			
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good																		
Color: GRAY				A Kits:	Rating:																		
View / Desir:				Frl: 1	Rating: Good																		
GENERAL INFORMATION				WSFlue:	Rating:																		
Grade: C - Average				CONDOS INFORMATION																			
Year Blt: 1915	Eff Yr Blt:			Location:																			
Alt LUC:		Alt %:		Total Units:																			
Jurisdict:		Fact:	.	Floor:	M - Multi-Level																		
Const Mod:				% Own:	45.00000000																		
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			No Unit	RMS	BRS	FL												
Prim Int Wal 2	- Plaster			Functional:		%		1	5	2													
Sec Int Wall: 10	- None	%		Economic:		%																	
Partition: T	- Typical			Special:		%																	
Prim Floors: 3	- Hardwood			Override:		%																	
Sec Floors:		%		Total:	18.6 %																		
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				COMPARABLE SALES				SUB AREA											
Subfloor:				Basic \$ / SQ:	305.00			Rate	Parcel ID	Typ	Date	Sale Price											
Bsmnt Gar:				Size Adj.: 1.35000002																			
Electric: 3	- Typical			Const Adj.: 0.99980003																			
Insulation: 2	- Typical			Adj \$ / SQ: 411.668																			
Int vs Ext: S				Other Features: 68750																			
Heat Fuel: 2	- Gas			Grade Factor: 1.00																			
Heat Type: 5	- Steam			NBHD Inf: 1.10000002																			
# Heat Sys: 1				NBHD Mod:																			
% Heated: 100		% AC:		LUC Factor: 1.00																			
Solar HW: NO	Central Vac: NO			Adj Total: 539780																			
% Com Wal	% Sprinkled			Depreciation: 100399					Juris. Factor:		Before Depr:	452.83											
				Deprecated Total: 439381					Special Features: 0		Val/Su Net:	428.68											
									Final Total: 439400		Val/Su SzAd:	428.68											
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 030.A-0003-0001.0												IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N	Total Yard Items:				Total Special Features:				Total:														
AssessPro Patriot Properties, Inc																							
																							